

# \$739,990 - 149 Belmont Villas Sw, Calgary

MLS® #A2254867

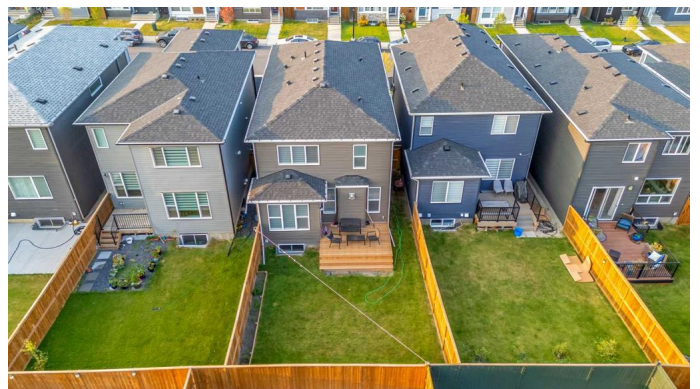
**\$739,990**

3 Bedroom, 3.00 Bathroom, 2,065 sqft

Residential on 0.08 Acres

Belmont, Calgary, Alberta

Welcome to 149 Belmont Villas SW, a beautifully appointed family home offering over 2,064 square feet of sophisticated living space. This stunning property boasts a modern and functional layout designed for contemporary living and entertaining. The main floor features a bright and open plan, seamlessly connecting the living, dining, and kitchen areas perfect for daily life and hosting guests. The spacious living room is filled with natural light, the dining area offers a perfect setting for family meals, and the modern kitchen is a chef's delight, equipped with a full suite of stainless steel appliances. A practical den and a convenient 2 piece bathroom complete this level, along with direct access to the oversized attached garage. Upstairs, the upper floor is a private retreat for the entire family. It features a generous primary bedroom with a luxurious 5-piece ensuite bathroom and a walk-in closet, providing a perfect sanctuary to unwind. Two additional well sized bedrooms, a second full 4-piece bathroom, a functional laundry room, and a spacious family room offer ample space for relaxation and comfort, ensuring everyone has their own place to recharge. The basement awaits your imagination with an existing separate entrance for future development. Nestled in the highly sought after community of Belmont, this home offers an exceptional lifestyle with unparalleled access to urban amenities and natural beauty. Families will appreciate the proximity to top rated schools, making the morning school run



a breeze. The community is surrounded by numerous parks and playgrounds, providing endless opportunities for outdoor recreation and leisurely strolls. Golf enthusiasts will love being just moments away from pristine courses. Everyday conveniences are covered with shopping centers and retail options nearby, and excellent public transit access ensures easy commutes to downtown Calgary and beyond. This is more than just a house; it's a place to build a life. It combines modern elegance with practical family living in one of Calgary's most convenient and family-friendly neighborhoods. This is a must see property for those seeking space, style, and a fantastic community.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254867    |
| Price          | \$739,990   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,065       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 149 Belmont Villas Sw |
| Subdivision | Belmont               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |

Postal Code T2X 4W7

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Driveway  
# of Garages 1

### Interior

Interior Features Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Wired for Data  
Appliances Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating High Efficiency, Fireplace(s), Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room  
Has Basement Yes  
Basement Exterior Entry, Full, Unfinished

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Back Yard, Interior Lot, Landscaped, Rectangular Lot, Zero Lot Line  
Roof Asphalt Shingle  
Construction Composite Siding, Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 10th, 2025  
Days on Market 7  
Zoning R-G

### Listing Details

Listing Office eXp Realty

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